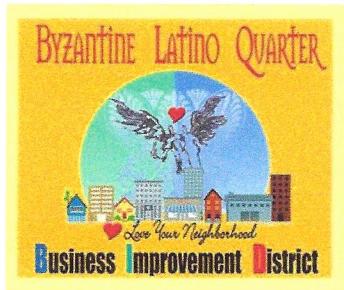


BLQ-Pico Bid Renewal Proposal



December 2017



BYZANTINE LATINO QUARTER-PICO BUSINESS IMPROVEMENT DISTRICT

December 4, 2017

Fellow BLQ-Pico Property Owners:

We are writing to introduce our plans to renew the BLQ-Pico Business Improvement District, which are presented in this brochure. These plans will continue the incredible success we have enjoyed over the past 14 years in attracting business and jobs to the District. They are the product of the hard work of a dedicated property owners' Board of Directors and its staff and vendors working on their behalf.

The BLQ-Pico BID has performed services that have been crucial to the commercial success of Pico Boulevard, including:

- Tons of trash removal
- Sidewalk pressure washing
- Graffiti removal
- Bulky item pick-up
- Street light medallions
- Street furniture maintenance
- Restaurant promotional banners
- Neon sign conversion to LCD

With the renewal of the BLQ-Pico District we are planning to improve these services even more. We want to continue participation by the largest property owners in the area, increase pressure washing from its current frequency, trim District trees, and improve trash collection in District alleys.

We want to encourage all District property owners to continue working together to improve and develop Pico Boulevard and attract new businesses and pedestrians to an already vibrant area. Pico Boulevard is the most heavily used Pedestrian Street in the area and as downtown Los Angeles continues to develop, this is the perfect opportunity to gain exposure to new visitors and consumers. Over 95% of the people traveling there are engaged in business. And 97% of those were attracted by BLQ BID services. The presence of this good foundation

provides the foundation for still more business volume improvements. Imagine our potential for the future!

If there were an alternative to assessing our properties to pay for needed services, all of the property owners that have been involved in putting this proposal together would gladly embrace it. Unfortunately, we don't see such an alternative. It is not realistic to clamor for City services that will not be forthcoming due to acknowledged financial constraints. Complaining about what "could be" or "should be" seems similarly hollow. We want improvements and services to benefit our business community. The only realistic way to accomplish this goal is to take matters into our own hands and adopt the business improvement district solution which has proven to work throughout the City of Los Angeles and across the nation.

We urge you to support the BLQ-Pico BID renewal.

Sincerely,

Leonardo Magana, President

Marc Tavakoli, Vice President

Fr. John Bakas, Board Member

Jacob Segal, Board Member

Ana Ricardo, Board Member

Vanessa Rivera, Board Member

Donald Swartz, Board Member



HERB J. WESSON, JR.
COUNCILMEMBER, 10TH DISTRICT
PRESIDENT, LOS ANGELES CITY COUNCIL

January 9, 2018

Dear Pico Boulevard Property Owner:

Over the past 10 years we have been very fortunate to have the Byzantine Latino Quarter-Business Improvement District (BLQ-Pico BID) performing vital services along Pico Boulevard that benefit the commercial properties located within its boundaries. These services have attracted customers to the area and helped build the businesses and its jobs that are enjoyed within the District today. We have learned that by working together, positive results can be achieved. However, there is more to do. That is the reason I'm writing to support the renewal of the BLQ-Pico BID and to urge you to do so as well.

The BLQ-Pico BID performs services over and above those that the City could provide. This includes: trash collection, pressure washing, graffiti removal, bulky item pick-up, tree trimming, street pole medallions, the "Dining Guide," and bright neon signage.

I understand that the BLQ-Pico BID has great plans for the future and Council District 10 will be an active supporter of those efforts to continue the improvement of our community. The District must be renewed in order for those plans to become a reality. The most important, next step you can take right now to enhance business and property values on Pico Boulevard is to sign a petition and vote to renew the BID.

Thank you for your support!

Sincerely,


HERB J. WESSON, Jr.
President, Los Angeles City Council
10th Council District

HJW:bg:slw





GILBERT A. CEDILLO

COUNCILMEMBER FIRST DISTRICT

November 17, 2017

Dear Pico Boulevard Property Owner:

Over the past 10 years we have been very fortunate to have the BLQ-Pico Business Improvement District performing vital services along Pico Boulevard that benefit the commercial properties located within its boundaries. These services have attracted customers to the area and helped build the businesses and its jobs that are enjoyed within the District today. We have learned that by working together, positive results can be achieved. However, there is more to do. That is the reason I'm writing to support the renewal of the BLQ-Pico BID and to urge you to do so as well.

The BLQ-Pico BID performs services over and above those that the City could provide. This includes: trash collection, pressure washing, graffiti removal, bulky item pick-up, tree trimming, street pole medallions, the "Dining Guide," and bright neon signage.

And we understand that the BLQ-Pico BID has more and better plans for the future. The First District City Council Office will be an active supporter of those efforts to improve our community even more. The District must be renewed in order for those plans to become a reality. The most important, next step you can take right now to enhance business and property values on Pico Boulevard is to sign a petition and vote to renew the BID.

Thank you for your support!

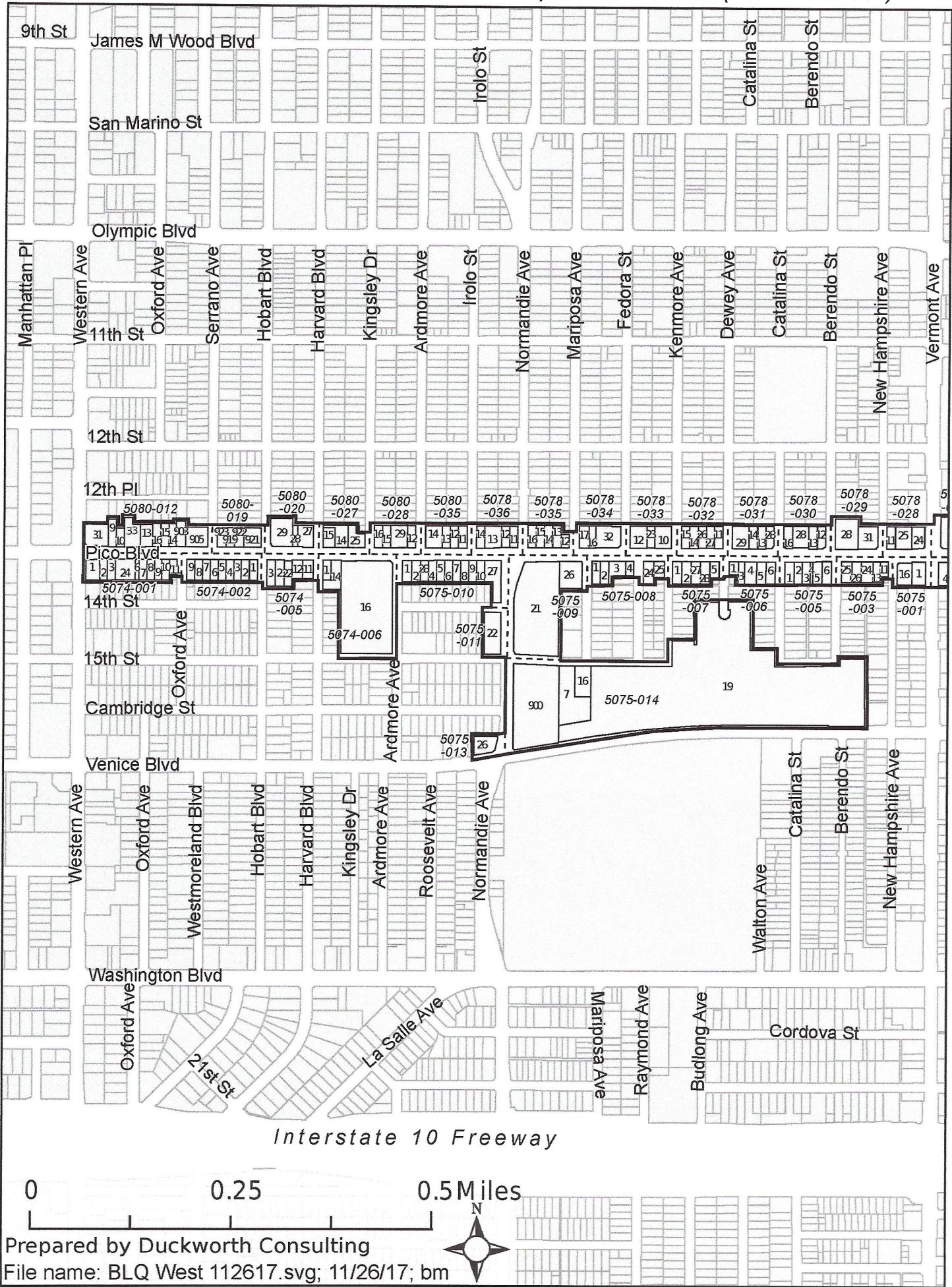
Sincerely,

A handwritten signature in black ink that reads "Gil Cedillo".

Gilbert Cedillo
Councilmember, First District

FC

Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Western Portion)



Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Eastern Portion)



Prepared by Duckworth Consulting
File name: BLQ East 112617.svg; 11/26/17; bm

BLQ - PICO BID CONCEPTUAL 2019 BUDGET

	<u>Assessments</u>	<u>Other</u>	<u>Totals</u>
I. <u>Landscaping, Sanitation, & Beautification</u>	\$120,000	\$6,316	\$126,316
Trash & Debris Collection			
Pressure Washing			
Graffiti & sticker removal			
Bulky Item Pick-up			
Tree Well Weeding			
Tree Trimming			
Special Projects			
II. <u>Marketing & Promotions Services</u>	\$4,000	\$211	\$4,211
Street Pole Banners			
Holiday Decorations (one (1) quarterly rotation)			
Web site development & operation			
BLQ Landmark Neon Rooftop Sign			
Printed newsletter preparation			
Graphics program			
Branding & marketing program			
Printing / advertising			
Stakeholders Communications			
III. <u>Policy Development & Management</u>	\$33,040	\$1,739	\$34,779
Management Contract (LANI)			
IV. <u>Office, Insurance, Accounting, & Other</u>	\$17,250	\$908	\$18,158
City Clerk Fee			
CPA			
Bookkeeper			
Insurance			
Telephone			
Other expenses			
V. <u>Total Budget</u>	\$174,290	\$9,174	\$183,464

Note: "Other" funds shown above are non-assessment monies paid by the City of Los Angeles that compensate for general benefits provided by the District.



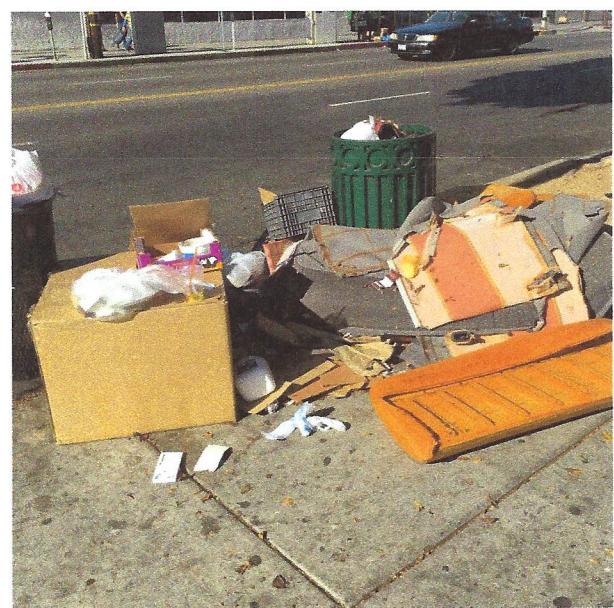
BYZANTINE LATINO QUARTER-PICO BLVD BUSINESS IMPROVEMENT DISTRICT

Keeping the Community Clean and Beautiful

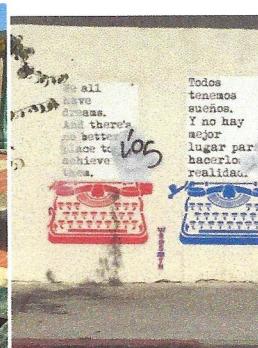
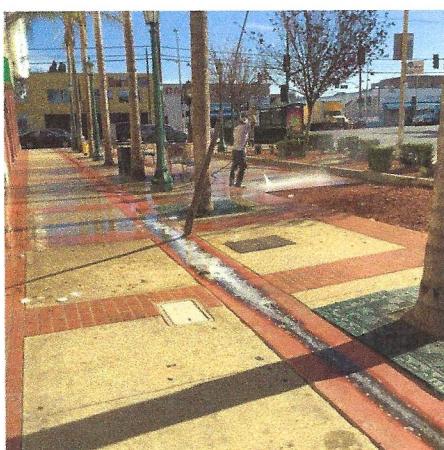


The Byzantine Latino Quarter Business Improvement District (BLQ BID) has been beautifying the community since 2006. Since 2006 the BLQ BID has:

- Removed more than 165,2634 bags of trash weighing more than 3.9 million pounds
- Hauled away more than 4,040 bulky items



- Conducted regular pressure washing at transit plazas and sidewalks
- Swept more than 792,000 pounds of trash from streets and sidewalks

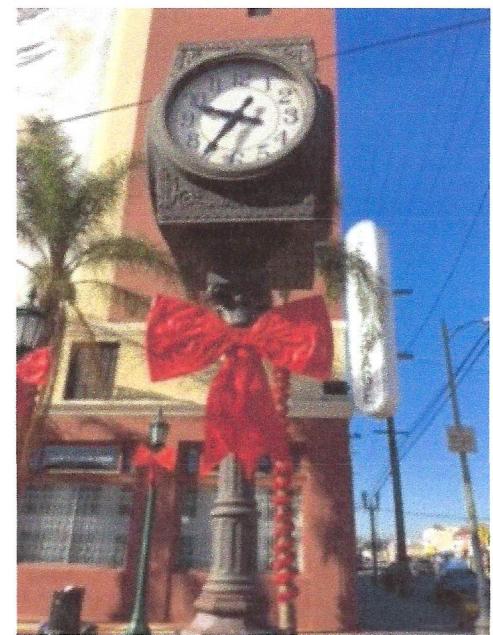


- Removed more than 7,820 instances of graffiti

- Converted BLQ BID sign from neon to LED lighting
- Installed 25 decorative medallions on light poles



- Promoted local restaurants through Dine Your District
- Organized community clean ups with local kids and parents
- Installed holiday decorations at Normandie and Hoover transit plazas



Future projects of the BLQ BID

- Trim over-grown trees
- Work with Council District 1 to establish an annual food festival
- Collaborate with Pico-Union Housing Corporation to improve building facades
- Develop a plan to attract downtown visitors to BID for shopping and dining

The Benefits of the BLQ BID

- An intercept survey was conducted of 546 individuals along Pico Boulevard. The survey concluded that 95% of the people along the district are shopping, buying, or engaging in a commercial activity.
- Through its services the BLQ Business Improvement District helps businesses thrive, attracts customers from all over Los Angeles, creates a clean and inviting environment and most importantly it helps keep vacancy rates low.

The BLQ Business Improvement District is currently up for renewal. For more information on how you can support the critical work of the BLQ BID please contact:



Darin French, BID Manager
Los Angeles Neighborhood Initiative
800 S. Figueroa Street, Ste. 970
Los Angeles, CA 90017
(213) 627-1822 x13
darin@lani.org

COMMENTARY

Neighborhoods Mean Business

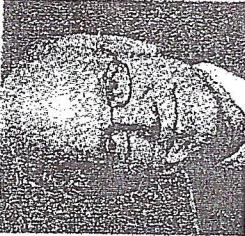
THINK of some of the business districts that have pulled off remarkable turnarounds in recent years in Los Angeles. Hollywood is certainly one example. It used to be a place where only tourists went.

For a few minutes anyway, until they fled in horror. Now, apparently everyone is going to Hollywood, judging from its traffic. In the ultimate sign of its turnaround, the chronic parking shortage is now the main complaint you hear about Hollywood.

Another obvious example is downtown Los Angeles. Full of interesting restaurants and a magnet for business, downtown also has become home for tens of thousands of young professionals seeking an urban antidote to L.A.'s sprawl.

And think of some of the business districts that are now striving to replicate that kind of a turnaround.

For example, in the Oct. 10 issue of the *Business Journal*, we featured San Pedro. Its funky little downtown area has some interesting shops and galleries, and the interior of the Warner Grand Theatre is worth a lingering look. San Pedro will get a boost beginning next summer when the U.S.S. Iowa battleship becomes a permanent dockside museum, bringing perhaps 450,000 tourists a year to within a few blocks of downtown San Pedro.



COMMENT

CHARLES CRUMPLEY

One more example of a business district on the verge of a comeback: Chinatown. You can read all about it in the front-page centerpiece article in this week's issue.

Question: What do these neighborhoods have in common?

Answer: an active business improvement district. Indeed, such a district, commonly called a BID, can be a true benefit. It can attack crime and grime, improve streetcapping and market the neighborhood. Probably its greatest value is simply getting property owners together in a room on a regular basis to come to agreement on what they want to accomplish in their neighborhood.

A BID is an official district with a defined boundary, and the property owners inside the borders must pay a regular special assessment that's like a tax but legally not. Often, the money is used to hire a small staff and carry out what the property owners want.

On the one hand, it's aggravating for property owners to, in effect, pay twice. Taxes are supposed to pay for police patrols, streetcapping and the like. But many cities are slowly bankrupting themselves by, for example, letting workers retire at age 55 with 90 percent of their salary. So the businesses have to pay special assessments to do what the cities fail to do or fail to do enough of.

But on the other hand, property owners in a BID can decide for themselves what they want done and how they want it done. Sure, they pay more, but they get what they want. And there's value in that.

What's more, a BID can do much more than paint over graffiti and hire private security guards. Effective ones, as in the examples above, can market their areas, host community events and generally be a public advocate for their neighborhood. If they are successful, property values in a BID may increase and rents rise.

To be sure, BIDs are no universal panacea. The property owners have to be willing to pay up — not easy in poor areas. The staff should be creative and effective despite their usually low budgets. And it certainly helps to be in a neighborhood where there's something to build on, something unique or at least interesting, such as Hollywood lore or Chinatown's culture.

But in Los Angeles — a city that earlier this month floated the idea of making property owners repair sidewalks that run through their land — don't be surprised if we see more businesses get together to create BIDs to take care of themselves.

And judging from the record of some of L.A.'s BIDs, that wouldn't be a bad thing.

Charles Crumpley is editor of the Business Journal. He can be reached at ccrumpley@labusinessjournal.com.

Pick Your Poison

What is your biggest concern about the economy: Europe, jobs or real estate?

Is another recession heading toward us? If so, some worry it could be triggered by the European debt crisis, others look at the high unemployment rate or the stagnant housing market. So the Business Journal asks:

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BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMPT AREA BENEFIT UNITS	IMPT AREA ASSESSMENT	PICO FRT FT	OTHER FRT FT	FRT FRT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
1 5137034026	LUCKY DAND J LLC	5,606	\$79.65	\$79.65	5,175	5,175	\$128.06	45	0	45	\$63.24	\$270.95	0.16%
2 5137034026	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TRUST	6,843	\$97.23	\$88.76	4,970	6,250	\$154.66	55	0	50	\$77.28	\$297.51	0.17%
3 5137034024	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TRUST	6,247	\$88.76	\$88.57	6,200	6,200	\$153.43	50	0	50	\$70.26	\$313.69	0.18%
4 5137034023	VIOLE FAMILY LLC	6,234	\$6,234	\$88.59	0	0	\$0.00	50	0	50	\$70.26	\$312.26	0.18%
5 5137034022	VIOLE FAMILY LLC	6,235	\$6,235	\$88.63	5,376	5,376	\$133.04	50	0	50	\$70.26	\$158.85	0.09%
6 5137034021	101 LENISON LLC	6,238	\$6,238	\$88.63	2,663	2,663	\$65.90	50	0	50	\$70.26	\$291.93	0.17%
7 5137034020	CARSTEN COMPANY LLC ET AL	6,238	\$6,238	\$88.63	12,840	12,840	\$317.74	50	0	50	\$70.26	\$224.77	0.13%
8 5137034019	NESLER JOHN JR	5,689	\$90.73	\$80.73	2,055	2,055	\$50.05	45	0	45	\$63.24	\$461.68	0.26%
9 5137034018	HAIEM FARAWARZ N	5,682	\$6,682	\$80.73	0	0	\$0.00	50	0	50	\$70.26	\$194.82	0.11%
10 5137034017	JAY BRUCE	6,248	\$88.74	\$88.74	4,344	4,344	\$107.50	50	0	50	\$70.26	\$159.01	0.09%
11 5137034017	YANG SUNGHYUN MAND KYUNG H	5,625	\$6,245	\$79.92	4,518	4,518	\$111.80	100	0	100	\$70.26	\$161.48	0.24%
12 5137034030	CASITLLO PICO PLAZA LLC	12,371	\$75.77	\$75.77	17,529	17,529	\$433.78	150	0	228	\$70.26	\$128.10	0.25%
13 5137034028	SYSTEM III LLC	34,910	\$496.01	\$496.01	3,692	3,692	\$91.36	50	0	50	\$70.26	\$1,450.98	0.84%
14 5137034027	EBRIANI JACOB AND FARIDEH EBRIANI FAMILY TRUST	6,226	\$6,226	\$88.46	10,406	10,406	\$257.51	50	0	50	\$70.26	\$520.09	0.14%
15 5137034015	AGUEL ALBAM TRUST ALBAM & GUEL TRUST	12,471	\$177.19	\$88.42	6,200	6,200	\$153.43	50	0	50	\$70.26	\$504.96	0.29%
16 5137034014	LUBEN FRANCES TRUST LUBEN FAMILY TRUST AND SOLEYMANI BIJAN	6,223	\$6,223	\$88.47	0	0	\$0.00	50	0	50	\$70.26	\$312.11	0.18%
17 5137034011	LUCKY DAND J LLC	6,227	\$6,227	\$88.47	0	0	\$0.00	50	0	50	\$70.26	\$159.01	0.09%
18 5137034010	LUCKY DAND J LLC	6,250	\$6,250	\$88.80	5,750	5,750	\$142.29	50	0	50	\$70.26	\$128.74	0.09%
19 5137034008	PICO CENTER	20,980	\$298.23	\$298.23	9,250	9,250	\$228.50	165	0	177	\$70.26	\$923.42	0.53%
20 5137034023	ANICAL MOSAIC FUND LLP	37,304	\$550.02	\$550.02	61,413	61,413	\$519.74	150	0	150	\$70.26	\$2,205.56	1.30%
21 5137034022	JACKMAN BARBARA A TRUST JACKMAN MARITAL TRUST	6,522	\$6,522	\$92.67	4,453	4,453	\$110.20	50	0	50	\$70.26	\$458.62	0.26%
22 5137034020	SOLEYMANI BIJAN	6,176	\$17.75	\$17.75	13,763	13,763	\$340.58	50	0	50	\$70.26	\$486.90	0.29%
23 5137034019	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	12,360	\$12,360	\$87.32	2,852	2,852	\$689.23	100	0	100	\$70.26	\$1,005.37	0.58%
24 5137034018	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	8,234	\$8,234	\$116.91	4,964	4,964	\$122.84	68	0	68	\$70.26	\$355.39	0.19%
25 5137034017	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	2,512	\$2,512	\$55.68	0	0	\$0.00	20	0	125	\$70.26	\$239.48	0.14%
26 5137034025	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	14,883	\$211.46	\$211.46	14,440	14,440	\$367.34	60	0	248	\$70.26	\$432.76	0.57%
27 5137034023	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	14,922	\$192.2	\$212.02	14,880	14,880	\$368.22	60	0	60	\$70.26	\$84.32	0.38%
28 5137034022	BRICKETT LYNN B	21,420	\$204.34	\$13,900	13,900	13,900	\$334.08	50	0	50	\$70.26	\$70.26	0.41%
29 5137034021	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	6,135	\$6,135	\$87.17	6,150	6,150	\$152.19	50	0	50	\$70.26	\$309.62	0.18%
30 5137034020	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	6,146	\$6,146	\$87.32	6,250	6,250	\$154.68	50	0	50	\$70.26	\$312.25	0.18%
31 5137034016	MERAZ MICHAEL	6,147	\$97.34	\$110.90	6,100	6,100	\$150.99	50	0	50	\$70.26	\$309.55	0.18%
32 5137034015	1419 PICO LLC	6,151	\$151	\$151	0	0	\$0.00	50	0	50	\$70.26	\$355.93	0.19%
33 5137034013	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	12,307	\$174.86	\$174.86	12,275	12,275	\$303.76	100	0	125	\$70.26	\$316.19	0.46%
34 5137034013	1ST HOOVER INVESTMENTS LLC	6,842	\$842	\$67.71	6,777	6,777	\$187.23	60	0	60	\$70.26	\$84.32	0.20%
35 5136204221	YAHOO!FISH FARM	6,479	\$6,479	\$92.06	6,573	6,573	\$162.66	50	0	50	\$70.26	\$324.98	0.19%
36 5136204220	SERRETT MARILYN COMPANY TRUST LORENZO FAMILY TRUST	8,588	\$8,588	\$101.74	12,360	12,360	\$320.71	55	0	50	\$70.26	\$76.74	0.45%
37 5136204209	MANDEL PHILIP AND SYLVIA TRUST MANDEL	28,082	\$399.00	\$399.00	16,825	16,825	\$416.36	176	0	176	\$70.26	\$1,258.01	0.72%
38 5136204208	PICO AND ALVARADO LOS ANGELES LLC	73,976	\$104.69	\$56,922	6,048.61	209	\$408.61	160	0	369	\$70.26	\$2,976.80	1.71%
39 5136203331	LABORERS INTERNATIONAL UNION OF AFL CIO LOCAL UNION	35,197	\$60,016	\$60,016	27,340	27,340	\$67,656	168	145	313	\$70.26	\$1,616.50	0.93%
40 5136203013	BYZANTINE LLC	31,644	\$149.61	\$149.61	20,807	20,807	\$60,95	167	141	225	\$70.26	\$1,392.38	0.80%
41 5136202421	NIKHAM INVESTMENT GROUP INC	5,595	\$5,595	\$79.50	5,582	5,582	\$138.15	50	0	50	\$70.26	\$445.28	0.26%
42 5135035022	1330 PICO ASSOCIATES LLC	104,380	\$148.06	\$148.06	150,257	150,257	\$717.30	195	0	195	\$70.26	\$889.54	3.49%
43 5135034019	PICONY LLC	7,156	\$7,156	\$101.70	11,404	11,404	\$104.90	54	0	121	\$70.26	\$452.23	0.26%
44 5135034021	WU DARANEE WU TRUST	7,631	\$108.42	\$108.42	6,820	6,820	\$168.77	60	0	60	\$70.26	\$98.52	0.21%
45 5135034021	SEGAL JACOB AND GERI S TRUST SEGAL FAMILY TRUST	5,084	\$5,084	\$1,192	5,192	5,192	\$128.48	40	0	40	\$70.26	\$1,166.50	0.93%
46 5135034001	CHAVEZ ALFREDO M DECMA DEVELOPERS LLC	10,179	\$144.63	\$144.63	13,592	13,592	\$336.35	80	0	128	\$70.26	\$773.27	0.44%
47 5135034001	SUMAR PROPERTIES OF WEST PICO LLC	25,618	\$363.99	\$363.99	11,088	11,088	\$57.67	259	127	273	\$70.26	\$363.96	0.55%
48 5135034001	98 CENTS ONLY STORES	18,624	\$284.61	\$284.61	15,524	15,524	\$274.39	146	0	146	\$70.26	\$92.64	0.53%
49 5135022041	VIOLE FAMILY LLC	18,130	\$227.60	\$227.60	12,202	12,202	\$301.95	112	152	264	\$70.26	\$307.99	0.33%
50 5135022040	MAND O HOLDINGS LLC	9,127	\$128.68	\$128.68	0	0	\$0.00	58	0	58	\$70.26	\$81.51	0.12%
51 5135022030	ALVAREZ NORBERTO AND MARIA TRUST ALVAREZ	15,700	\$23.07	\$23.07	57,430	57,430	\$68.89	97	0	249	\$70.26	\$641.88	0.37%
52 5135022030	KUNIVA GROUP LLC	36,629	\$50.43	\$50.43	16,570	16,570	\$421.18	230	158	388	\$70.26	\$2,486.86	1.43%
53 5135022030	HEESTY MIKE C AND SADIE J SALVATION ARMY	9,541	\$195.56	\$195.56	17,152	17,152	\$410.05	61	159	220	\$70.26	\$854.77	0.49%
54 5135022030	UNITED BUSINESS MANAGEMENT COMPANY LLC	22,951	\$23,949	\$23,949	11,088	11,088	\$429.98	146	155	301	\$70.26	\$1,175.42	0.67%
55 5135020019	TIFFY PROPERTIES LLC	34,318	\$467.96	\$467.96	15,524	15,524	\$562.65	146	235	381	\$70.26	\$555.41	0.53%
56 5135020018	CONTRERAS ADAM C	16,983	\$18,983	\$18,983	0	0	\$0.00	86	197	197	\$70.26	\$397.69	0.50%
57 5135020010	MAND O HOLDINGS LLC	11,835	\$188.15	\$188.15	10,200	10,200	\$252.41	60	0	60	\$70.26	\$564.88	0.29%
58 5135020009	JUNG CHARLES J AND GRACE H JUNG CHARLES J BLVD LLC	13,875	\$197.14	\$197.14	11,404	11,404	\$282.21	140	98	140	\$70.26	\$815.21	0.47%
59 5135020008	MOMENTO PENTECOSTES RIOS DE AGUA VIVA INC	18,718	\$205.97	\$205.97	15,454	15,454	\$322.43	192	101	283	\$70.26	\$1,060.12	0.61%
60 5135020007	SMITH HARRIS AND JILL TRUST ET AL SMITH	8,500	\$100.00	\$100.00	12,077	12,077	\$185.60	170	50	220	\$70.26	\$615.53	0.35%
61 5135020018	YOUNG ELLEN ET AL TRUST GEORGE AND ELLEN YOUNG TRUST	13,287	\$188.79	\$188.79	7,950	7,950	\$196.73	145	94	239	\$70.26	\$335.86	0.41%
62 5135020015	TORRES GEORGE AND ROBERT ETAL	6,467	\$6,678	\$6,678	11,982	11,982	\$421.70	210	157	552	\$70.26	\$1,499.08	0.86%
63 5135010020	BRAL SAID COTRUSTEE SYB FAMILY TRUST LESSOR	6,693	\$95.10	\$95.10	0	0	\$0.00	94	0	94	\$70.26	\$366.31	0.21%
64 5135010020	MAND O HOLDINGS LLC	14,772	\$1,772	\$1,772	0	0	\$0.00	244	0	244	\$70.26	\$407.98	0.23%
65 5135010014	OHTA GERALD E COMPANY TRUST ET AL HAZEL H OHTA TRUST	14,080	\$10,600	\$10,600	11,404	11,404	\$142.44	192	102	239	\$70.26	\$673.07	0.39%
66 5080505013	MOVIMENTO PENTECOSTES RIOS DE AGUA VIVA INC	7,038	\$100.00	\$100.00	12,077	12,077	\$185.60	170	50	220	\$70.26	\$331.95	0.19%
67 5080505012	LEE YUNG H	7,041	\$100.04	\$100.04	10,041	10,041	\$196.73	145	94	239	\$70.26	\$342.09	0.20%
68 5080505012	UNITED BUSINESSES MANAGEMENT COMPANY LLC	33,793	\$480.14	\$480.14	17,041	17,041	\$421.70	210	157	552	\$70.26	\$1,499.08	0.86%
69 5080505011	YOUNG ELLEN ET AL TRUST GEORGE AND ELLEN YOUNG TRUST	6,478	\$7,045	\$7,045	11,982	11,982	\$421.70	192	102	239	\$70.26	\$480.42	0.20%
70 5080502802	SHALOM DISABILITY MINISTRIES	14,076	\$10,075	\$10,075	10,056	10,056	\$187.70	103	0	103	\$70.26	\$366.31	0.21%
71 5080502801	JRK LLC	7,005	\$7,005	\$7,005	0	0	\$0.00	51	0	51	\$70.26	\$451.42	0.21%
72 5080502801	JRK LLC	7,009	\$99.59	\$99.59	4,900	4,900	\$100.00	51	0	51	\$		

BIQ-PICO PRID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

	APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFITS UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMP AREA BENEFIT UNITS	IMP AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FRT BENEFITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
74	5080207015	CHOI DONG B AND MIHYE	8,870	8,870	\$126,03	2,580	2,580	\$63,85	\$10,94	\$10,94	0	\$290,89	\$48,76	0.28%
75	5080207014	CHOI BAK AND MI H	12,056	12,056	\$171,29	4,442	4,442	\$73,82	\$10,94	\$10,94	0	\$111,02	\$111,02	0.17%
76	5080200229	TOUN GINA S	11,010	11,010	\$156,43	2,987	2,987	\$73,52	\$10,94	\$10,94	0	\$47,51	\$47,51	0.28%
77	5080200229	REALTY INCOME PROPERTIES 14 LLC LESSOR	24,067	24,067	\$11,457	5,533	5,533	\$233,52	\$11,457	\$11,457	0	\$168,70	\$168,70	0.61%
78	5080200228	SOON HYE KIM TRUST SOON HYE KIM TRUST	13,088	13,088	\$165,96	10,237	10,237	\$253,33	\$165,96	\$165,96	0	\$44,76	\$44,76	0.14%
79	5080200207	LA UNIFIED SCHOOL DISTRICT	6,502	6,502	\$5,863	0	0	\$30,00	\$5,863	\$5,863	0	\$329,23	\$329,23	0.44%
80	508019822	LA UNIFIED SCHOOL DISTRICT	6,505	6,505	\$1,967	\$88,05	\$88,05	\$75,88	\$1,967	\$1,967	0	\$163,93	\$163,93	0.09%
81	508019821	LA UNIFIED SCHOOL DISTRICT	13,027	13,027	\$12,022	0	0	\$170,81	0	0	0	\$177,36	\$177,36	0.30%
82	508019819	LA UNIFIED SCHOOL DISTRICT	6,505	6,505	\$1,859	\$87,93	\$87,93	\$75,88	\$1,859	\$1,859	0	\$163,82	\$163,82	0.09%
83	508019819	LA UNIFIED SCHOOL DISTRICT	18,819	18,819	\$15,767	\$224,02	\$224,02	\$88,36	\$15,767	\$15,767	0	\$58,39	\$58,39	0.34%
84	508019815	LA UNIFIED SCHOOL DISTRICT	9,607	9,607	\$130,56	0	0	\$80,00	\$130,56	\$130,56	0	\$260	\$260	0.12%
85	508019815	LA UNIFIED SCHOOL DISTRICT	21,500	21,500	\$305,48	6,800	6,800	\$188,27	\$305,48	\$305,48	0	\$614,98	\$614,98	0.35%
86	508019815	LA UNIFIED SCHOOL DISTRICT	17,594	17,594	\$249,98	9,637	9,637	\$238,48	\$249,98	\$249,98	0	\$89,51	\$89,51	0.49%
87	508019815	RHM DEVELOPMENT INC	7,388	7,388	\$104,70	0	0	\$80,00	\$104,70	\$104,70	0	\$174,86	\$174,86	0.10%
88	508019816	YI CHAE P	7,203	7,203	\$102,34	0	0	\$83,99	\$102,34	\$102,34	0	\$70,28	\$70,28	0.15%
89	508019816	YI CHAE P	6,527	6,527	\$92,74	9,44	9,44	\$24,75	\$92,74	\$92,74	0	\$63,24	\$63,24	0.10%
90	508019814	EAST LOS ANGELES KOREAN CONG OF JEHOVAH'S WITNESSES	10,567	10,567	\$150,14	2,374	2,374	\$135	\$150,14	\$150,14	0	\$134,28	\$134,28	0.18%
91	508019813	CHUNG YUN J AND KATHY J TRUST YUN J AND KATHY CHUNG TR	5,869	5,869	\$133,39	2,549	2,549	\$63,08	\$133,39	\$133,39	0	\$60	\$60	0.12%
92	508019810	3073 V PICO LLC	8,870	8,870	\$126,03	2,580	2,580	\$63,85	\$126,03	\$126,03	0	\$100	\$100	0.12%
93	50783036014	KIM STEVE Y AND JIN DIK TRUST KIM FAMILY TRUST	7,058	7,058	\$100,28	4,313	4,313	\$106,73	\$100,28	\$100,28	0	\$255,43	\$255,43	0.28%
94	50783036014	KIM STEVE Y AND JIN DIK TRUST KIM FAMILY TRUST	14,126	14,126	\$200,71	6,760	6,760	\$167,28	\$200,71	\$200,71	0	\$144,74	\$144,74	0.27%
95	50783036013	LEE DING J AND SOON H	7,089	7,089	\$100,44	7,224	7,224	\$178,77	\$100,44	\$100,44	0	\$51	\$51	0.28%
96	50783036012	LEE DING J AND SOON H (Peter Pan Market)	7,079	7,079	\$100,58	7,038	7,038	\$174,16	\$100,58	\$100,58	0	\$350,87	\$350,87	0.20%
97	5078036011	JULIAS LAINNE J CONTRSTITUTE ISMENE JULIAS	7,084	7,084	\$100,65	5,100	5,100	\$126,21	\$100,65	\$100,65	0	\$462,45	\$462,45	0.31%
98	5078036015	JULIAS LAINNE J CONTRSTITUTE ISMENE JULIAS	7,087	7,087	\$100,69	3,570	3,570	\$88,34	\$100,69	\$100,69	0	\$200,71	\$200,71	0.15%
99	5078036015	YB REAL ESTATE PROPERTIES	7,080	7,080	\$100,74	7,080	7,080	\$100,74	\$100,74	\$100,74	0	\$100	\$100	0.10%
100	5078036013	LEVKOVITZ BATTA TRUST BATTA LEVKOVITZ TRUST	7,094	7,094	\$100,79	6,834	6,834	\$189,12	\$100,79	\$100,79	0	\$171,41	\$171,41	0.18%
101	5078036012	ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES	4,351	4,351	\$82,61	3,060	3,060	\$75,72	\$82,61	\$82,61	0	\$184,09	\$184,09	0.20%
102	5078036012	O'REILLYANA PEDRO A AND ROSA I	20,190	20,190	\$268,86	2,511	2,511	\$62,14	\$268,86	\$268,86	0	\$276,85	\$276,85	0.42%
103	5078036012	RODRIGUEZ JOSE J	6,668	6,668	\$123,16	2,820	2,820	\$69,78	\$123,16	\$123,16	0	\$282,46	\$282,46	0.27%
104	5078036016	PICO AND KENMORE PROPERTY LLC	5,535	5,535	\$78,64	1,602	1,602	\$39,84	\$78,64	\$78,64	0	\$174,50	\$174,50	0.10%
105	5078036016	PICO AND KENMORE PROPERTY LLC	6,977	6,977	\$99,13	1,374	1,374	\$34,00	\$99,13	\$99,13	0	\$204,80	\$204,80	0.12%
106	5078036012	SHIN DIANNE S TRUST DIANNE SHIN TRUST	14,258	14,258	\$202,58	35,992	35,992	\$88,19	\$202,58	\$202,58	0	\$340,08	\$340,08	0.82%
107	5078036012	WOONG TAE INC	14,262	14,262	\$220,64	14,138	14,138	\$349,86	\$220,64	\$220,64	0	\$82,58	\$82,58	0.51%
108	5078036012	NINE STAR LIMITED PARTNERSHIP	7,053	7,053	\$100,21	3,588	3,588	\$88,79	\$100,21	\$100,21	0	\$260,67	\$260,67	0.15%
109	5078036012	TOM SONNY N TRUST SONNY N TRUST	7,050	7,050	\$100,17	2,684	2,684	\$65,92	\$100,17	\$100,17	0	\$171,67	\$171,67	0.14%
110	5078036012	LEE HO AND HO PARTNERSHIP	7,154	7,154	\$101,65	3,876	3,876	\$95,92	\$101,65	\$101,65	0	\$267,00	\$267,00	0.27%
111	5078032014	ART BILL COMPANY LLC	7,149	7,149	\$101,57	3,952	3,952	\$97,80	\$101,57	\$101,57	0	\$171,04	\$171,04	0.16%
112	5078032014	SHOKURIAN MISHEL TRUST AND MISHEL SHOKURIAN TRUST	7,159	7,159	\$101,72	6,090	6,090	\$150,70	\$101,72	\$101,72	0	\$267,00	\$267,00	0.30%
113	5078032012	SHIN DIANNE S TRUST DIANNE SHIN TRUST	14,348	14,348	\$203,86	6,114	6,114	\$151,30	\$203,86	\$203,86	0	\$341,48	\$341,48	0.40%
114	5078032012	KOREAN SAHLAN PRESBYTERIAN CHURCH CORPORATION	6,919	6,919	\$8,919	3,635	3,635	\$89,95	\$8,919	\$8,919	0	\$250	\$250	0.25%
115	5078031014	PARK JAE TAE INC	7,173	7,173	\$101,92	0	0	\$80,00	\$101,92	\$101,92	0	\$171,67	\$171,67	0.10%
116	5078031014	RAMIREZ ADRIAN B AND ELIZABETH M	7,177	7,177	\$101,97	8,109	8,109	\$120,67	\$101,97	\$101,97	0	\$51	\$51	0.10%
117	2815 PICO LLC	SAVIS PICO LLC	13,808	13,808	\$193,35	9,360	9,360	\$231,63	\$193,35	\$193,35	0	\$103	\$103	0.21%
118	5078030012	SANCHEZ MILDRED ET AL	9,988	9,988	\$98,00	3,867	3,867	\$95,69	\$98,00	\$98,00	0	\$132	\$132	0.33%
119	5078030013	SAVIS PICO LLC	7,197	7,197	\$102,26	3,960	3,960	\$98,00	\$102,26	\$102,26	0	\$144,74	\$144,74	0.26%
120	5078030012	2675 WEST PICO BOULEVARD	9,954	9,954	\$88,90	1,315	1,315	\$32,54	\$88,90	\$88,90	0	\$147,65	\$147,65	0.16%
121	5078030012	KOREAN SAHLAN PRESBYTERIAN CHURCH CORPORATION	18,550	18,550	\$224,44	1,606	1,606	\$113,98	\$224,44	\$224,44	0	\$322,95	\$322,95	0.22%
122	5078030012	KIM BANG J TRUST KIM TRUST	26,543	26,543	\$377,13	36,252	36,252	\$89,70	\$377,13	\$377,13	0	\$551,52	\$551,52	0.46%
123	5078030012	GAF MANAGEMENT LLC	14,101	14,101	\$200,35	5,148	5,148	\$127,39	\$200,35	\$200,35	0	\$462,33	\$462,33	0.77%
124	5078030012	ARCP PORTFOLIO II LP	11,272	11,272	\$160,16	324	324	\$80,02	\$160,16	\$160,16	0	\$140,53	\$140,53	0.27%
125	5078030012	KIC INVESTMENT LLC	7,000	7,000	\$128,71	1,240	1,240	\$80,08	\$128,71	\$128,71	0	\$286,11	\$286,11	0.27%
126	5078019803	LA CITY	9,835	9,835	\$128,64	0	0	\$101,89	\$128,64	\$128,64	0	\$217,22	\$217,22	0.23%
127	5078019803	LUXOR PROPERTIES INC	9,937	9,937	\$191,34	14,467	14,467	\$7,055	\$191,34	\$191,34	0	\$100	\$100	0.30%
128	5078019803	PROFOUND LLC	34,587	34,587	\$491,42	12,888	12,888	\$163,93	\$491,42	\$491,42	0	\$281,05	\$281,05	0.31%
129	5078019803	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	9,942	9,942	\$243.21	0	0	\$60,00	\$243.21	\$243.21	0	\$771,49	\$771,49	0.91%
130	5078019802	TAFTIAN SAMUEL AND FARNUSH TRUST TAFTIAN FAMILY TRUST	19,933	19,933	\$283.21	12,361	12,361	\$305,89	\$283.21	\$283.21	0	\$422,31	\$422,31	0.42%
131	5078019802	MON CHARLES T AND TOKI I	17,050	17,050	\$242.25	15,947	15,947	\$364,63	\$242.25	\$242.25	0	\$729,63	\$729,63	0.42%
132	5078019802	KIM NEUNG S AND SONG Z ET AL KIM FAMILY TRUST AND	21,749	21,749	\$309.02	15,370	15,370	\$380,35	\$309.02	\$309.02	0	\$435,49	\$435,49	0.35%
133	5078019802	ELDEN ELM SP	16,558	16,558	\$226,69	6,500	6,500	\$160,85	\$226,69	\$226,69	0	\$761,91	\$761,91	0.44%
134	5078019802	TMACOLLED COMPANY TRUST TMAKOLL FAMILY TRUST	7,000	7,000	\$98,46	6,500	6,500	\$160,85	\$98,46	\$98,46	0	\$355,37	\$355,37	0.30%
135	5078019802	LA CITY PLAYGROUND	7,171	7,171	\$101,89	0	0	\$163,08	\$101,89	\$101,89	0	\$114,55	\$114,55	0.27%
136	5078019802	LUXOR PROPERTIES INC	13,467	13,467	\$191,34	14,467	14,467	\$7,055	\$191,34	\$191,34	0	\$531,97	\$531,97	0.40%
137	5078019802	PARRA ANGEL A AND JERGE E JR	2,382	2,382	\$33,84	9,545	9,545	\$16,42	\$33,84	\$33,84	0	\$354,34	\$354,34	0.40%
138	5078019802	MON CHARLES T AND TOKI I	6,718	6,718	\$46,240	6,240	6,240	\$16,42	\$46,240	\$46,240	0	\$446,95	\$446,95	0.42%
139	5078019802	KIM NEUNG S AND SONG Z ET AL KIM FAMILY TRUST AND	17,050	17,050	\$242.25	6,477	6,477	\$16,42	\$242.25	\$242.25	0	\$748,23	\$748,23	0.43%
140	5078019802	LEE DING J AND SOON H	21,749	21,749	\$309.02	15,370	15,370	\$380,35	\$309.02	\$309.02	0	\$865,65	\$865,65	0.43%
141	5078019802	LA CITY HIGH SCHOOL OF LOS ANGELES	14,224	14,224	\$129.78	1,020	1,020	\$160,85	\$129.78	\$129.78	0	\$286,11	\$28	

BLO-PICO PID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

	APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMPT AREA BENEFIT UNITS	IMPT AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
150	5075010009	WMASTERS CONSTRUCTION MANAGEMENT INC	6,504	\$92.41	\$113.29	4,578	4,578	\$113.29	50	0	50	\$70.26	\$275.96	0.16%
151	5075010008	OH CHANG AND HEE LIVING TRUST	6,504	\$92.41	\$113.29	3,500	3,500	\$86.61	50	0	50	\$70.26	\$249.29	0.14%
152	5075010007	KIM ELLIEN	6,506	\$92.44	\$112.7	1,127	1,127	\$55.31	50	0	50	\$70.26	\$198.02	0.11%
153	5075010006	OH JENNIFER ET AL	6,506	\$92.44	\$112.7	1,049	1,049	\$25.98	50	0	50	\$70.26	\$188.68	0.11%
154	5075010004	CHA JONG WAND SOON A TRUST ET AL CHA FAMILY TRUST AND	6,506	\$92.44	\$112.7	4,790	4,790	\$50	0	0	50	\$70.26	\$281.24	0.13%
155	5075010002	CHA JONG WAND SOON A TRUST ET AL CHA FAMILY TRUST AND	6,507	\$92.45	\$112.5	5,000	5,000	\$123.73	50	0	50	\$70.26	\$86.45	0.13%
156	5075010001	E R K PROPERTIES LLC	6,510	\$92.50	\$108.42	1,790	1,790	\$44.30	50	0	50	\$70.26	\$207.06	0.13%
157	5075010000	ROMAN CATHOLIC ARCHBISHOP OF LA	7,631	\$108.42	\$23,326	2,250	2,250	\$55.68	60	127	187	\$262.79	\$426.89	0.24%
158	5075008026	ST CECILIA FOUNDATION	157,687	\$24,200.46	\$331.42	14,792	14,792	\$366.05	143	168	311	\$437.04	\$1,513.51	3.15%
159	5075008021	AIN IN SUK	6,564	\$93.26	\$115.26	5,870	5,870	\$145.26	65	100	165	\$231.87	\$486.74	0.27%
160	5075008024	SHOET DAVID AND KHALILI NAZLA	9,099	\$92.28	\$128.28	4,460	4,460	\$110.37	65	140	205	\$286.08	\$527.77	0.30%
162	5075008034	D AND D PARTNERS LLC	4,670	\$66.35	\$74.44	3,744	3,744	\$22.65	52	90	142	\$198.55	\$538.55	0.21%
163	5075008003	HMWANG KEE SAND BETTY B TRUST HMWANG FAMILY TRUST	10,180	\$101.60	\$144.36	6,240	6,240	\$154.42	104	0	104	\$145.15	\$444.92	0.28%
164	5075008002	PICO COLLECTION MART	7,280	\$7,280	\$103.44	3,230	3,230	\$77.21	52	0	52	\$73.07	\$253.72	0.15%
165	5075008001	LISTER BRADLEY A TRUST BRADLEY A LUSTER TRUST AND	8,038	\$8,038	\$103.44	7,280	7,280	\$80.15	52	140	192	\$268.81	\$553.40	0.32%
166	5075008028	LISTER BRADLEY A TRUST BRADLEY A LUSTER TRUST AND	8,039	\$8,039	\$112.21	6,840	6,840	\$68.26	57	0	57	\$80.10	\$307.17	0.18%
167	5075007027	YOUNG LYDIA	5,725	\$81.34	\$112.21	4,580	4,580	\$112.84	57	100	157	\$20.63	\$432.77	0.28%
168	5075007005	KIM SON HEUNG TRUST SIN HEUNG KIM TRUST	8,038	\$8,038	\$114.21	5,643	5,643	\$139.64	57	0	57	\$80.10	\$333.95	0.19%
169	5075007002	VAPNIK MARK	8,038	\$8,038	\$114.21	18,096	18,096	\$447.81	57	140	197	\$276.84	\$88.85	0.46%
170	5075007001	SIM THERESA	8,056	\$8,056	\$114.46	7,540	7,540	\$188.59	57	0	57	\$77.89	\$323.72	0.19%
171	5075006006	PEDRAZA ANTONINO AND MARIA	8,038	\$8,038	\$114.21	4,880	4,880	\$120.76	57	0	57	\$80.10	\$315.07	0.18%
172	5075006003	PEDRAZA ANTONINO AND MARIA	10,617	\$10,617	\$150.85	7,377	7,377	\$182.55	76	0	76	\$106.80	\$440.20	0.22%
173	5075006004	BORHORQUEZ OLIVIA TRUST BOHORQUEZ FAMILY TRUST	5,459	\$5,459	\$77.56	3,416	3,416	\$84.53	39	0	39	\$216.90	\$102.52	0.12%
174	5075006003	NANKING JOHN AND JANE TRUST	4,591	\$4,591	\$65.23	2,910	2,910	\$72.01	57	80	137	\$329.76	\$391.98	0.19%
175	5075006001	BEREUDO PROPERTY PARTNERS LLC	8,056	\$8,056	\$114.46	7,980	7,980	\$157.48	57	140	197	\$276.84	\$558.78	0.34%
176	5075005006	YOON CHANG S	8,039	\$8,039	\$114.22	2,076	2,076	\$172.84	57	0	57	\$80.10	\$307.16	0.18%
177	5075005005	ZUNIGA FRANCISCO AND GUADALUPE	7,000	\$7,000	\$23.50	4,880	4,880	\$21.48	15	0	15	\$72.06	\$321.80	0.20%
178	5075005004	YOUNGHANG S	6,989	\$6,989	\$99.44	2,221	2,221	\$54.96	50	0	50	\$70.26	\$224.67	0.15%
179	5075005003	YOUNGHANG J	8,034	\$8,034	\$114.15	7,571	7,571	\$187.35	57	140	197	\$276.84	\$578.34	0.33%
180	5075005001	PINTO MICHAEL TRUST PINTO CHARITABLE UNITRUST	7,941	\$7,941	\$112.83	7,930	7,930	\$196.24	59	0	59	\$216.90	\$391.98	0.22%
181	5075005026	PINTO MICHAEL TRUST PINTO CHARITABLE UNITRUST	8,313	\$8,313	\$118.11	5,120	5,120	\$126.70	66	130	196	\$275.43	\$50.98	0.30%
182	5075005025	KIM FAMILY TRUST	8,068	\$8,068	\$128.84	8,320	8,320	\$218.26	70	0	70	\$80.10	\$45.47	0.26%
183	5075005024	PARK YOUNG S	6,239	\$6,239	\$86.65	12,400	12,400	\$306.85	48	0	48	\$67.45	\$482.96	0.27%
184	5075005023	BLUE SAVANNAH INVESTMENT COMPANY LLC	4,412	\$4,412	\$62.69	7,504	7,504	\$185.70	48	82	140	\$196.74	\$445.12	0.26%
185	5075005022	UNITED METHODIST MINISTRIES LOS ANGELES DISTRICT	10,350	\$10,350	\$47.06	37,298	37,298	\$922.99	95	115	201	\$282.46	\$1,152.50	0.78%
186	5075005016	SCHMIDTZ DEBORAH B TRUST ET AL DEBORAH B SCHMIDTZ	12,108	\$12,108	\$72.01	17,624	17,624	\$456.13	97	140	227	\$318.00	\$927.13	0.55%
187	5075005010	ARCHDIOCESE OF LA EDUCATION AND WELFARE CORPORATION	18,249	\$21,618.00	\$157.39	1,684.00	1,684.00	\$1,526.62	316	53	53	\$1,249.28	\$5,985.91	0.30%
188	5075005009	KOU SHU C AND SHAN C	13,787	\$13,787	\$195.39	6,840	6,840	\$169.26	60	98	118	\$165.32	\$30.98	0.18%
189	5075005008	GRUJALA GUILLERMO	6,279	\$6,279	\$89.21	5,763	5,763	\$142.61	51	122	173	\$243.11	\$474.94	0.27%
190	5075005004	LISTER RUTKIN CATHIE L TRUST C LISTER RUTKIN TRUST AN	8,321	\$8,321	\$118.23	4,633	4,633	\$114.63	53	0	53	\$74.48	\$37.36	0.18%
191	5075005002	BAE SUSAN	7,354	\$7,354	\$104.49	6,765	6,765	\$187.46	65	0	65	\$131.34	\$333.29	0.21%
192	5075005001	KIM PAUL U AND SUN A TRUST KIM FAMILY TRUST	7,293	\$7,293	\$103.62	7,655	7,655	\$189.43	64	114	178	\$250.14	\$53.19	0.31%
193	5075005003	LISTER DORIS L TRUST LISTER TRUST AND	8,318	\$8,318	\$118.18	11,920	11,920	\$294.98	52	160	212	\$297.92	\$711.08	0.41%
194	5075005002	AMIRA CHANCE LLC	8,480	\$8,480	\$120.49	8,246	8,246	\$204.00	53	0	53	\$398.02	\$398.02	0.22%
195	5075005001	CHOEVICTOR AND LI LIVING TRUST	6,518	\$6,518	\$62.61	3,840	3,840	\$95.03	51	127	178	\$250.14	\$437.77	0.25%
196	5075004006	TAEK SOO LIM	6,085	\$6,085	\$86.46	4,800	4,800	\$118.78	48	0	48	\$97.45	\$272.69	0.18%
197	5075004005	SN PROPERTY MANAGEMENT LLC	6,095	\$6,095	\$98.46	3,504	3,504	\$86.71	48	0	48	\$67.45	\$424.62	0.24%
198	5075004004	COLORLAND GRAPHICS INC	6,085	\$6,085	\$88.46	2,440	2,440	\$80.38	48	0	48	\$67.45	\$343.31	0.12%
199	5075004003	DASDHASHTI MAHZAH CO-TRUSTEE MAHNAZ	6,086	\$6,086	\$88.47	5,184	5,184	\$88.47	48	0	48	\$67.45	\$227.95	0.10%
200	5075004002	KOSKINAS DOROTHY H	6,086	\$6,086	\$86.47	3,200	3,200	\$79.19	48	0	48	\$67.45	\$233.11	0.13%
201	5075004001	DIVINE HOTELS GROUP	6,087	\$6,087	\$86.49	6,132	6,132	\$120.17	48	0	48	\$74.41	\$246.92	0.16%
202	5075003009	PINE SOL L PROPERTY LLC	15,620	\$15,620	\$220.51	16,676	16,676	\$363.13	123	0	123	\$243.11	\$756.54	0.43%
203	5075003008	IWA CHAP P AND	4,193	\$4,193	\$98.88	5,880	5,880	\$145.51	46	91	137	\$192.52	\$434.24	0.25%
204	5075003007	CHAE PONG YI	5,956	\$5,956	\$84.79	3,008	3,008	\$204.51	47	0	47	\$66.05	\$225.28	0.13%
205	5075003006	MORAL MATORIN	5,654	\$5,654	\$84.62	2,350	2,350	\$68.15	47	0	47	\$66.05	\$202.13	0.12%
206	5075003005	CAUDILLO ELYSSA TRUST CAUDILLO FAMILY TRUST	3,105	\$3,105	\$88.22	6,208	6,208	\$88.00	48	0	48	\$68.66	\$287.69	0.17%
207	5075003004	XU SHENG LE	6,208	\$6,208	\$88.19	11,147	11,147	\$163.38	47	0	47	\$66.05	\$100.70	0.12%
208	5075003003	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	6,207	\$6,207	\$88.34	5,693	5,693	\$86.57	47	0	47	\$66.05	\$202.13	0.12%
209	5075003002	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	6,206	\$6,206	\$88.47	1,600	1,600	\$86.33	45	0	45	\$66.05	\$127.71	0.12%
210	5075003001	CHAE PONG YI	12,689	\$12,689	\$131.90	5,330	5,330	\$150.05	100	127	227	\$227.71	\$121.30	0.52%
211	5075003000	KIM YOUNG Y AND	10,561	\$10,561	\$86.47	20,444	20,444	\$280.47	9827	124	289	\$238.23	\$934.83	0.33%
212	5075002006	DIVINE HOTELS GROUP	3,900	\$3,900	\$85.41	0	0	\$145.41	0	25	0	\$88.66	\$97.57	0.08%
213	5075002005	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	4,193	\$4,193	\$88.47	8,262	8,262	\$204.51	49	0	49	\$68.66	\$381.50	0.21%
214	5075002004	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	7,625	\$7,625	\$108.34	4,963	4,963	\$204.51	49	0	49	\$68.66	\$100.82	0.06%
215	5075002003	CHAE PONG YI	12,453	\$12,453	\$179.94	27,959	27,959	\$204.51	49	0	49	\$68.66	\$442.55	0.24%
216	5075002002	MIRTORABI LILI TRUST SAMANI MIRTORBABI FAMILY TRUST	13,987	\$13,987	\$198.87	6,758	6,758	\$167.24	98	130	218	\$223.18	\$13.56	0.67%
217	5075002001	CETINA ORLANDO A SR COMPANY TRUST CETINA FAMILY TRUST	13,987	\$13,987	\$198.87	17,940	17,940	\$167.24	98	130	230	\$223.18	\$68.32	0.40%
218	5075002000	CETINA ORLANDO SR AND MARTHA TRUST CETINA FAMILY TRUST	41,100	\$41,100	\$198.87	300	300	\$167.24	0	30	30	\$421.58	\$421.58	0.83%

BLO-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

	APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMPT AREA BENEFIT UNITS	IMPT AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
226	5056004004	KEY HOLDINGS GROUP LLC	7,002	7,002	\$89.49	9,408	9,408	\$232.81	50	0	50	\$70.26	\$402.56	0.23%
227	5056004003	HYUN SUNG HI CITY REAL ESTATE INVESTMENTS LLC	6,989	6,989	\$89.44	7,770	7,770	\$192.28	50	0	50	\$70.26	\$361.98	0.21%
228	5056003027	CITY REAL ESTATE INVESTMENTS LLC	19,958	19,958	\$283.57	38,938	38,938	\$63.57	91	143	230	423	\$181.57	0.08%
229	5056003032	PICMEST LLC	13,471	13,471	\$191.40	2,442	2,442	\$5.99	91	137	228	420	\$320.40	0.30%
230	5056002040	SONG AN O BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	7,173	7,173	\$101.92	5,715	5,715	\$14.43	48	0	48	\$67.46	\$310.78	0.18%
231	5056002021	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	13,223	13,223	\$187.88	19,890	19,890	\$492.20	93	132	225	316.19	\$96.27	0.57%
232	5056001055	MOSHFEH ESHAN OLLA COMPANY TRUST MOSHFEH FAMILY	6,667	6,667	\$94.73	0	0	\$0.00	49	0	49	\$68.86	\$163.58	0.09%
233	5056001034	1300 SOUTH VERMONT LLC	6,811	6,811	\$96.77	4,010	4,010	\$98.23	49	0	49	\$68.86	\$264.96	0.15%
234	5056001002	DIXON HEMITT AND DORIS	12,226	12,226	\$173.71	17,568	17,568	\$34.74	88	140	228	320.40	\$928.45	0.53%
235	5056001001	RUBIN IDA TRUST IDA RUBIN TRUST	6,812	6,812	\$96.73	1,811	1,811	\$44.82	49	0	49	\$68.86	\$210.46	0.12%
236			13,628	13,628	\$193.63	9,780	9,780	\$241.52	97	140	237	\$768.20	\$333.05	0.44%
		Zone 1 Sub Totals	4,100,903	4,088,936	\$58,097	2,347,691	2,347,691	\$58,097	18,350	23,012	41,342	\$58,097	\$174,290	100.00%

	Total Budget = \$174,290	Assessment Totals	Ass't Rates
33%	Lot Area Factor = Zone 1 Lot Area SF Rate	\$58,097	\$0.0142
33%	Improvement Area Factor = Zone 1 Improvement Area SF Rate	\$58,097	\$0.0247
33%	Street Frontage Factor = Zone 1 Street Frontage SF Rate	\$58,097	\$1.4053